

**PLANNING AND ZONING
AUGUST 18, 2015
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:35 p.m. on August 18, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present include Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members David Brown, Steve Ellis, Ron Dunckel, Kenny Olmstead, and George Zahn.

During the Pre-Session Meeting:

- Development Update: Glade Parks, Glade Parks South, MidTown
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –
PRECOUNCIL CONFERENCE ROOM**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner George Zahn
Commissioner Kenny Olmstead
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Commissioner David Brown
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Mollie Snapp, Administrative Secretary

MEMBERS ABSENT:

VISITORS:

Jeff Nance
Trista Nance

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Commissioner Zahn and the Pledge of Allegiance was given by Commissioner Olmstead.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of July 21, 2015.

Commissioner Ellis made a motion to approve the minutes for called meeting of July 21, 2015. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 2 CASE NO. 15-06-FP – CONSIDER APPROVAL OF FINAL PLAT

Approve a request for a Final Plat to be located on 6.138 acres out of the Jesse Doss Survey, Abstract 441, and John H. Havens Survey, Abstract 685 to be platted as Block K, Lot 3, Glade Parks located at 2525 Rio Grande Boulevard.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Final plat for Glade Parks; the Dave and Busters location. The property is zoned for Planned Development (PD) and the plat conforms to the City of Euless minimum standards. All the information on the plat has been provided, that is in an as-built condition, including all of the easements and the appropriate location of all the utilities that need to be installed correctly onto the parcel.

The Development Services Group has reviewed the proposed Final Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval of the Final Plat.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #15-06-FP. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-11-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Used Merchandise in Texas 121 Gateway District (TX-121) zoning on Heritage Towne Crossing Addition, Block B, Lot 1, 3001 S.H. 121, Suite 258 and consider recommendation for an Ordinance

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. This is for a specific use permit for a retail establishment that will have used merchandise. Under TX-121 State highway 121 Gateway District, used merchandise requires approval by the P&Z commission and city council.

Mr. Nance is the owner of a franchise business Once Upon a Child. They are planning on leasing retail space within the Heritage Towne Center to run a used merchandise business focused primarily on children's toys, clothing and accessories. The business is part of a larger corporate entity which also operates similar retail outlets such as Plato's Closet which currently operates within the center. The business model is items are obtained by the business through customer base exchanging used items for cash. This is strictly a retail establishment and not a thrift / donation style business model.

The business intends to lease 4000 square feet, be open Monday – Saturday 10AM to 8PM and Sunday 12PM to 5PM and employ 12-15 people. The business will not have storage containers for items either in front of, or behind the business.

Used merchandise uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit tied to the business owner, Nance Retail Stores, LLC; and,
- b. The Specific Use Permit is tied to the business name Once Upon a Child; and,
- c. All merchandise shall be displayed within the store and not exterior to the building; and,
- d. Any customers bringing items to be sold to the retail store shall bring such items interior to the store during business hours; and,
- e. No items shall be left exterior to the store. Any such items shall be removed in a timely manner; and,
- f. The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- g. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked if there are any proponents/opponents.

Vice Chairman Portugal commented that she appreciated the letter that was sent with the additional information and she thanked the Nances for providing the letter.

Commissioner Olmstead commented that this business will be an asset to that retail area.

There were no further questions or comments presented by the Commission. Seeing none, the public hearing was closed.

Vice Chairman Portugal made a motion to approve case #15-11-SUP. Motion seconded by Commissioner Brown with conditions as written. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business, the meeting was adjourned at 6:42 p.m.

Chairman McNeese

Date